

141.0

0002

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

735,900 / 735,900

USE VALUE:

735,900 / 735,900

ASSESSED:

735,900 / 735,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		WALNUT TERR, ARLINGTON

## OWNERSHIP

Owner 1:	GURLAND JOHANNA/ETAL	Unit #:	
Owner 2:	KAMINSKY MARK B		
Owner 3:			

Street 1: 5 WALNUT TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains 4,855 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1936, having primarily Vinyl Exterior and 1850 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4855		Sq. Ft.	Site		0	70.	1.17	8									395,956						396,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										90573
										GIS Ref
										GIS Ref
										Insp Date
										11/22/99

!10884!

## USER DEFINED

Prior Id # 1:	90573
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:07:40
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID 141.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	339,900	0	4,855.	396,000	735,900	735,900	Year End Roll	12/18/2019
2019	101	FV	295,000	0	4,855.	396,000	691,000	691,000	Year End Roll	1/3/2019
2018	101	FV	295,000	0	4,855.	350,700	645,700	645,700	Year End Roll	12/20/2017
2017	101	FV	295,000	0	4,855.	294,100	589,100	589,100	Year End Roll	1/3/2017
2016	101	FV	295,000	0	4,855.	294,100	589,100	589,100	Year End	1/4/2016
2015	101	FV	262,400	0	4,855.	254,500	516,900	516,900	Year End Roll	12/11/2014
2014	101	FV	262,400	0	4,855.	246,100	508,500	508,500	Year End Roll	12/16/2013
2013	101	FV	262,400	0	4,855.	234,200	496,600	496,600		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GURNEY BETH	26853-562		11/25/1996		235,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2011	1549	Manual	2,700					replace picture wi
7/8/2011	680	Redo Kit	17,000					

## ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2012	Info Fm Prmt	BR	B Rossignol
11/22/1999	Meas/Inspect	243	PATRIOT
1/12/1999	Meas/Inspect	345	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 97 - Tudor	1	Rating: Average																
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall: 8 - Brick Veneer	10%			OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: BEIGEW/ RED BRICK																		
View / Desir:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: C+ - Average (+)				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1936	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 2	Rating: Average			Other										
Jurisdct: G13	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>Lower</b>										
Avg Ht/FL: STD				Location:				Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1						
Prim Int Wall: 2 - Plaster				Total Units:														
Sec Int Wall:	%			Floor:														
Partition: T - Typical				% Own:														
Prim Floors: 3 - Hardwood				Name:														
Sec Floors: 4 - Carpet	25%																	
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar: 1																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 5 - Steam																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO		Central Vac:	NO															
% Com Wall		% Sprinkled:																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 141.0-0002-0017.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:								Total:					